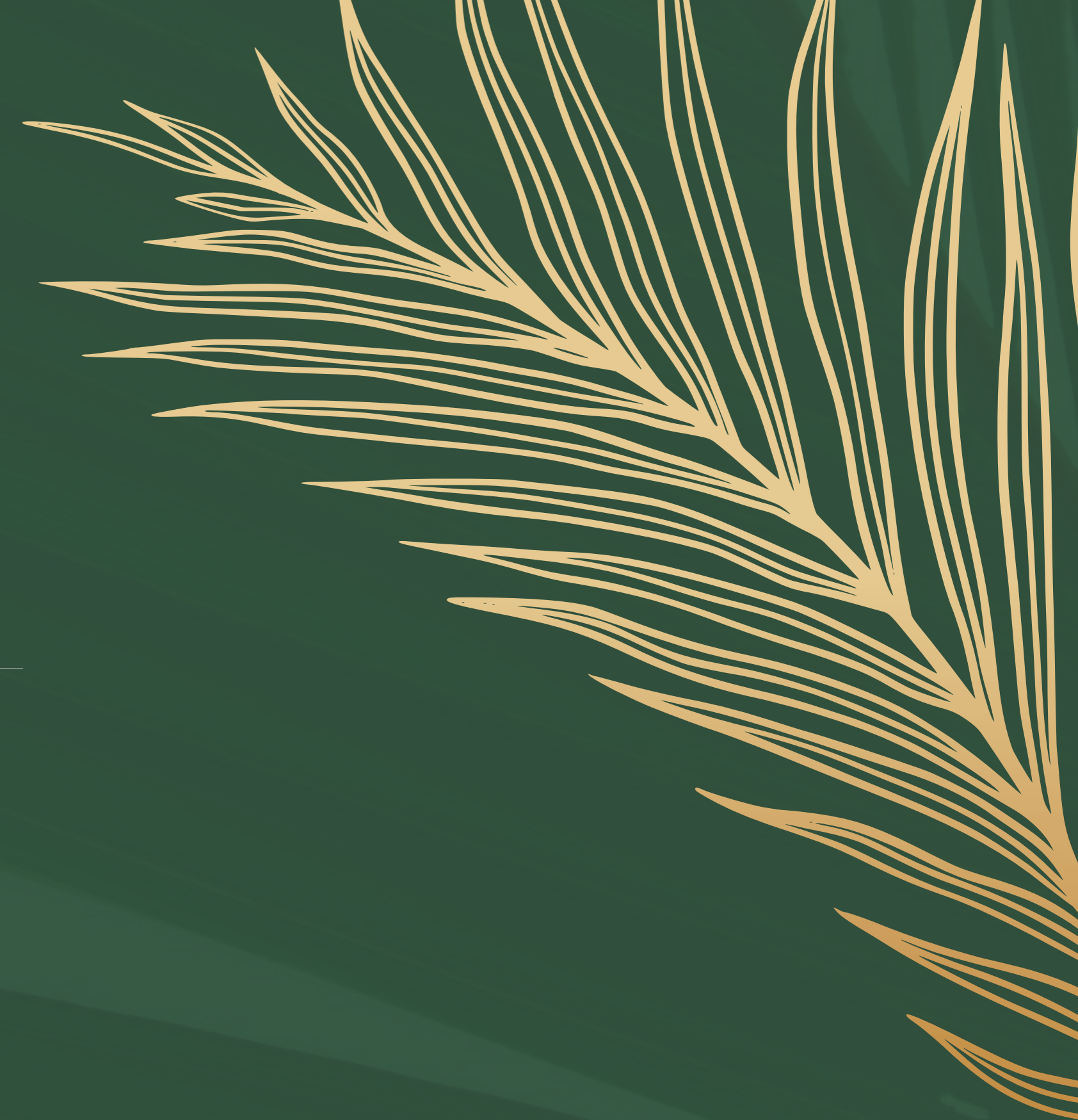


MELROSE

LIMITED EDITION GOLF VILLAS

DAMAC HILLS



DAMAC PROPERTIES

DAMAC Properties has been at the forefront of the Middle East's luxury real estate market since 2002, delivering award-winning residential, commercial and leisure properties across the region, including the UAE, Saudi Arabia, Qatar, Jordan, Lebanon, and Oman, as well as the United Kingdom. Since then, the Company has delivered over 30,922 homes, with a development portfolio of more than 34,000 at various stages of planning and progress.*

Joining forces with some of the world's most eminent fashion and lifestyle brands, DAMAC has brought new and exciting living concepts to the market in collaborations that include a golf course by Tiger Woods Design, managed by The Trump Organization, and luxury homes in association with Versace, Fendi Casa, Just Cavalli, Paramount Hotels & Resorts, Rotana and Radisson Hotel Group. With a consistent vision, and strong momentum, DAMAC Properties is building the next generation of Middle Eastern luxury living.

DAMAC places a great emphasis on philanthropy and corporate social responsibility. As such, the Hussain Sajwani - DAMAC Foundation, a joint initiative between DAMAC Group and its Chairman, Hussain Sajwani, is supporting the One Million Arab Coders Initiative. The programme was launched by Vice President and Prime Minister of the UAE, and Ruler of Dubai, His Highness Sheikh Mohammed bin Rashid Al Maktoum, and is focused on creating an empowered society through learning and skills development.





SOAK IN CALIFORNIA CULTURE

California isn't just a dream of stardom.

It's a promise of a life that balances work and play, energy and serenity, urban and nature. Key elements of that globally coveted lifestyle have made their way to Dubai with effortlessly warm and plush spaces.



FEEL THE LA VIBE

Imagine yourself at the heart of LA, the world's entertainment capital and one of the most populous metropolitan hubs on the planet. Here, the affinity for contemporary style becomes a backdrop for an enviable residential address.





MELROSE ESTATES

CALI VIBES, GOLF VIEWS

Find all the space you need for the life you always imagined. Introducing Melrose Estates, limited edition golf villas that capture the true essence of California. Life here is a subtle nod to the elements - the sky, the greenery and the vibes.

Melrose Estates speaks to connoisseurs of the high life. The design ethos brings the outside in and the inside out, creating warm, transparent living spaces enveloped by breathtaking surroundings including the 18-hole championship golf course.



STRIKING FIRST IMPRESSIONS

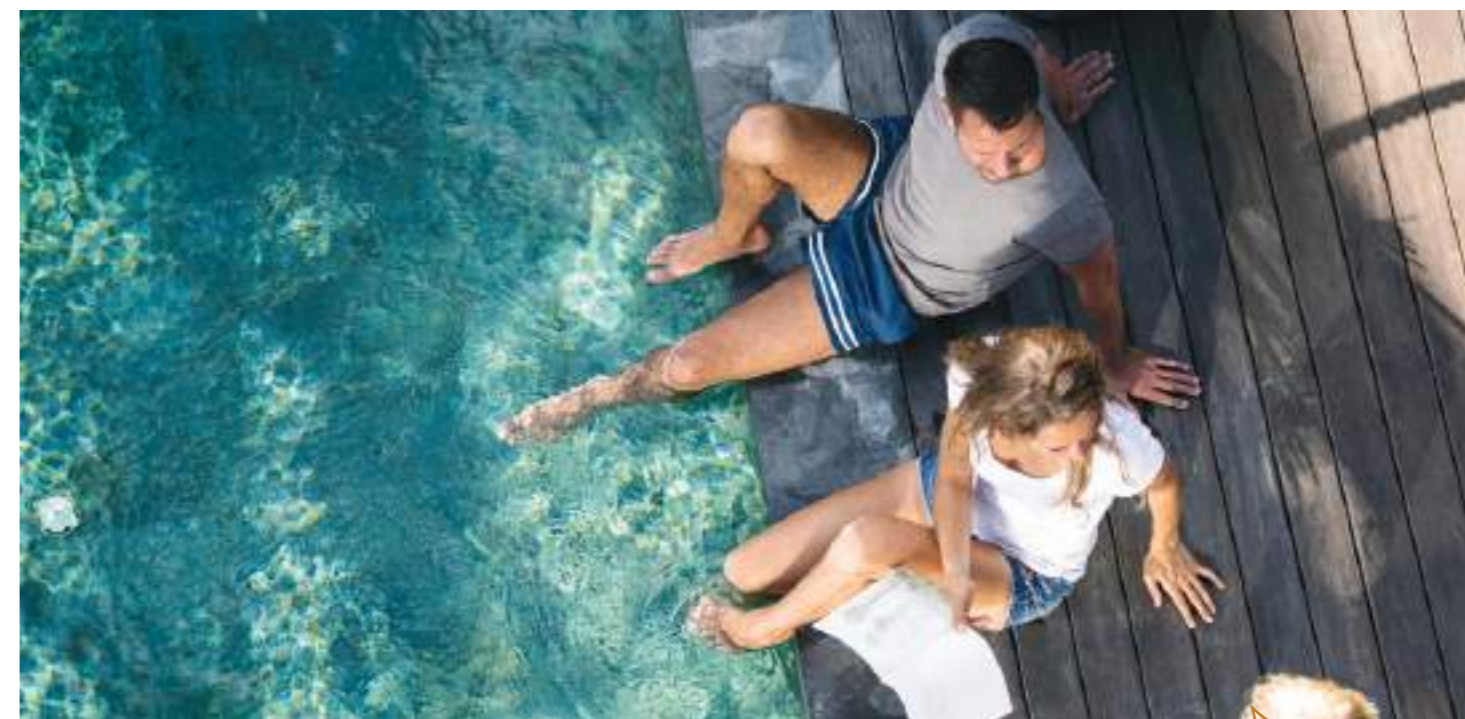


Even as you enter, the double-height foyer entrance blurs the lines between the elegant interiors and the resplendent outdoors. The thoughtfully designed kitchen, dining area and living room inspire intimate family dinners or gatherings with friends.





VIEW LIFE DIFFERENTLY



Take the stairs and arrive to your sanctuary. Three bedrooms give large families more space to get closer. The elegant master bedroom redefines the concept of space. When the glass doors slide open, endless conversations ensue into the sunset.





OUTDOORS ABOVE ALL



Few homes can pride on rooftop terraces as emphatically as Melrose Estates. When you're not watching the sun go down or taking in a few rounds of golf, the rooftop terrace can double up as a game room, private outdoor cinema or gymnasium.



MELROSE CLUSTER PLAN



V5b-V

FLOOR PLAN



GROUND FLOOR



FIRST FLOOR

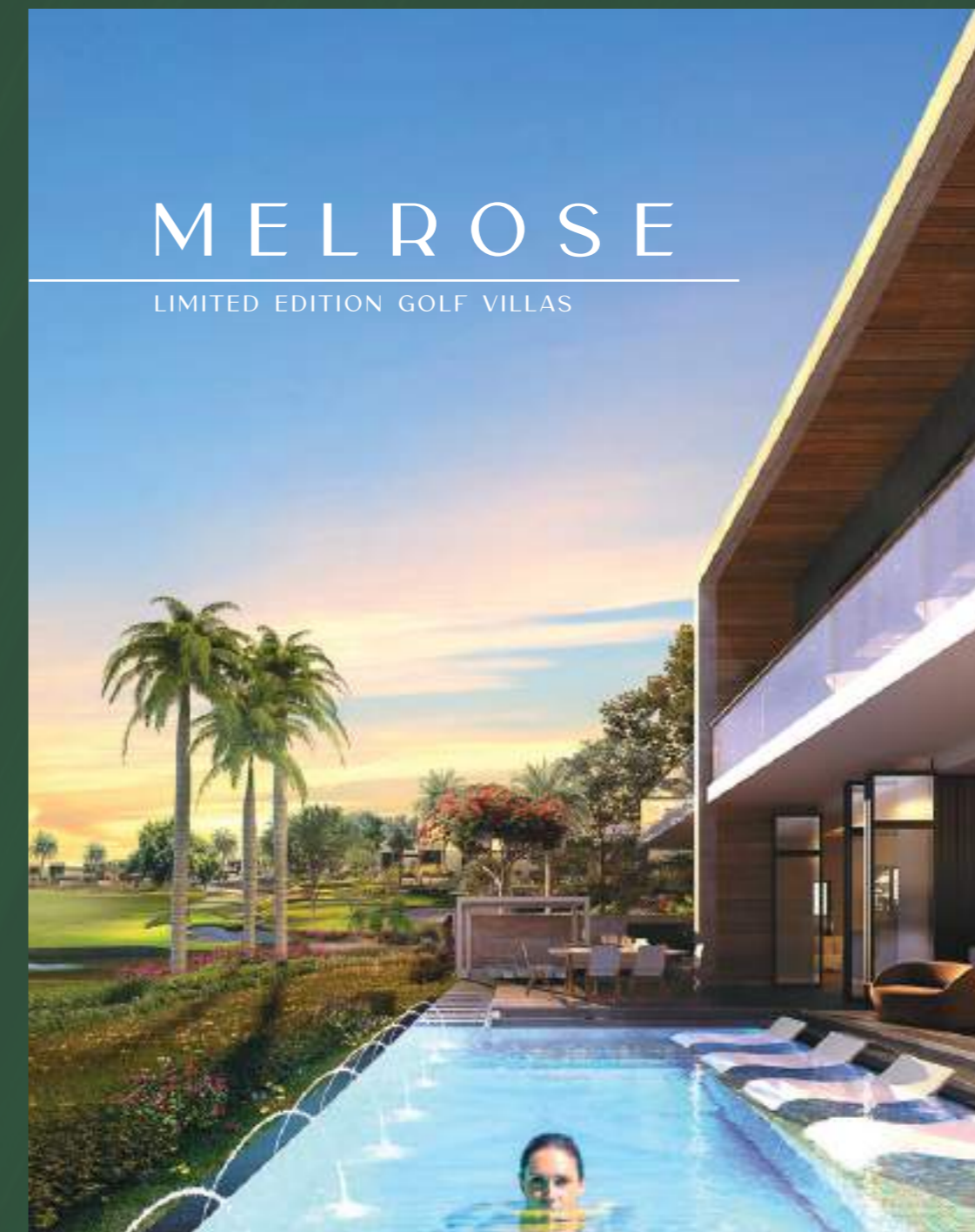


ROOF

2-YEAR 60/40 POST COMPLETION PAYMENT PLAN



	MILESTONE	%
Y1	DP	14
	Q1	5
	Q2	5
	Q3	5
	Q4	5
Y2	Q1	5
	Q2	5
	Q3	5
	Q4	5
	COMPLETION	10
Y3	Q1	5
	Q2	5
	Q3	5
	Q4	5
Y4	Q1	5
	Q2	5
	Q3	5
	Q4	5



PRICE

FROM

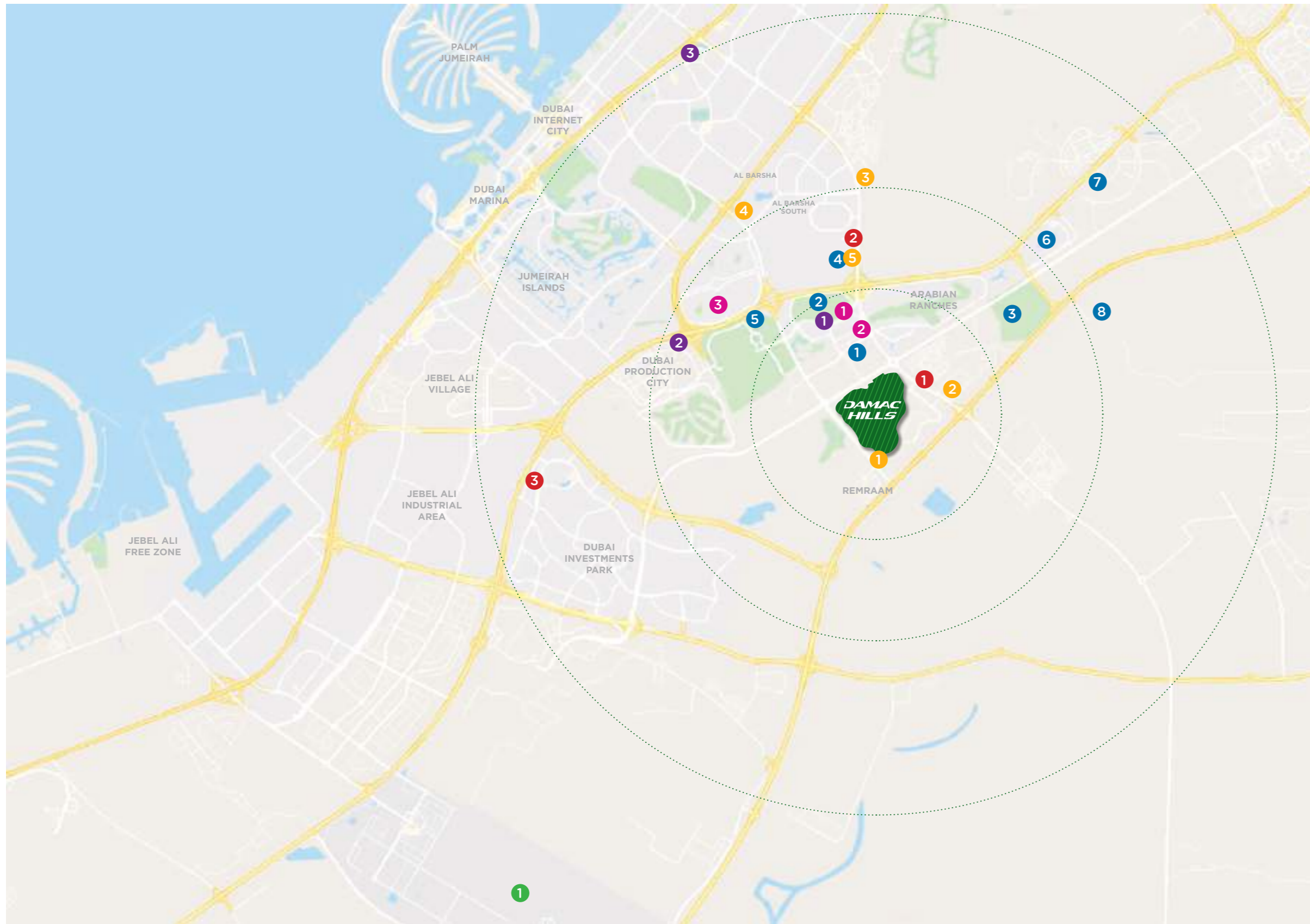
AED 6,999,999

PSF ON SALEABLE AREA FROM

AED 1,145 / SQFT

SALEABLE AREA

6,112 SQFT



DAMAC HILLS CLOSE TO EVERYTHING

SPORTS AND LEISURE

- 1 Dubai Polo & Equestrian Club - 10 minutes
- 2 Dubai Autodrome - 12 minutes
- 3 The Plantation Equestrian and Polo Club - 11 minutes
- 4 Miracle Garden - 13 minutes
- 5 Dubai International Stadium - 14 minutes
- 6 Global Village - 14 minutes
- 7 IMG World - 14 minutes
- 8 Hamdan Sports Complex - 15 minutes

MALLS

- 1 First Avenue Mall - 11 minutes
- 2 City Centre Me'aisem - 14 minutes
- 3 Mall of the Emirates - 24 minutes

HOSPITALS

- 1 Aster Medical Centre - 9 minutes
- 2 Mediclinic Parkview Hospital - 12 minutes
- 3 NMC Royal Hospital - 19 minutes

HOTELS

- 1 Park Inn by Radisson - 10 minutes
- 2 Studio One Hotel - 9 minutes
- 3 Five Hotel Jumeirah Village Circle - 19 minutes

AIRPORT

- 1 Al Maktoum International Airport - 28 minutes

SCHOOLS

- 1 Jebel Ali School - 5 minutes
- 2 Fairgreen International School - 11 minutes
- 3 Global Indian International School - 16 minutes
- 4 Safa Community School - 18 minutes
- 5 Kings' School - 21 minutes



APPRECIATE THE FINER THINGS IN LIFE

This is where opulent lifestyles, world-class retail and leisure spaces, along with spectacular outdoor living, spring to life across 42 million square feet in one of Dubai's most prestigious master developments.

Villas, townhouses, apartments and branded residences in association with celebrated names all have access to world-class retail and leisure spaces, along with spectacular outdoor areas and rich greenery in the form of Trump International Golf Club Dubai and The Park.





THE BEACH IN YOUR BACKYARD

Slip into your swimwear, grab your goggles and cool off at Malibu Bay – the hip new wave pool at DAMAC Hills. Make time to bobble, dunk and jump the ocean-like waves or relax in the shallows with beach-like vibes, trendy F&B and lots more.





PLAY YOUR NATURAL GAME

There's everything to play for with world-class venues and facilities for tennis, football, cricket, volleyball, basketball and other sports.



DISCOVER YOUR SOFTER SIDE

Nature takes pride of place at the Green Zone. But it's just as blissful by the fishing lake or make new friends at the stables, petting farm and dog park.



MAKE TIME TO CELEBRATE LIFE

Spend lively afternoons at the events park, sample something new at the outdoor food market or host a barbecue by the lake as you camp out for the night.



FEEL A DIFFERENT THRILL

Little golfers can get started with mini golf while the more adventurous ones learn new tricks at the Skate Park and the outdoor Ice Rink.

DAMAC